66 High Street Stroud GL5 1AS

Fitted Cafe /
Retail Opportunity
To Let

Available due to abortive negotiations

** Rental Reduction ** |



LOCATION

Unit is a **FITTED CAFE OPPORTUNITY** located in prime retailing pitch on pedestrianised High Street.

Nearby retailers include Clarks Shoes, Superdrug, Costa, Card Factory and The Works.

Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

Nearby Five Valleys Shopping Centre has undergone a major refurbishment including an Borough Market style indoor market, 13 luxury residential apartments, a new medical centre and Sandersons Boutique department store.

AREAS

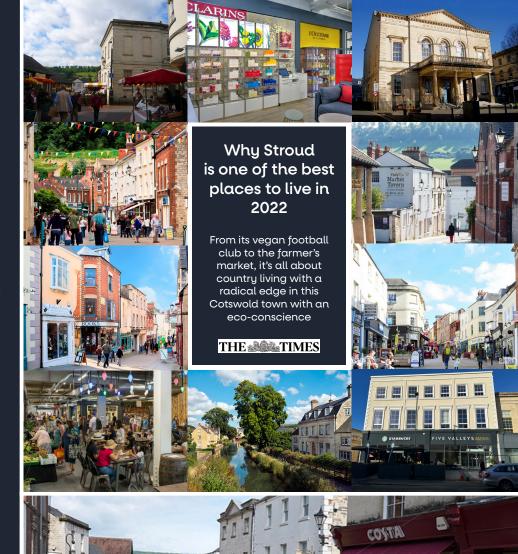
Ground Floor Sales	796 sq ft	74.0 sq m
First Floor	575 sq ft	53.4 sq m
Second Floor	624 sq ft	58.0 sq m

RENT

£19,500 pa

TERM

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.





RATEABLE VALUE

£24,000 (2023 assessment)

EPC

D(78). A copy is available upon request.

CONTACT

For further information, please contact:

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Subject to Contract

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JACKSON CRISS



MITCHEN